178.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,700 / 744,700
					USE VALUE:	744,700 / 744,700
					ASSESSED:	744,700 / 744,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLES JASON A
Owner 2:	MARCHANT KENDRA M
Owner 3:	
Street 1:	91 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOYLE GERARD B -
Owner 2:	-
Street 1:	91 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1986 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5139.000	341,800	1,000	401,900	744,700
Total Card	0.118	341,800	1,000	401,900	744,700
Total Parcel	0.118	341,800	1,000	401,900	744,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.97 | /Parcel: 374.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120648
GIS Ref:
GIS Ref:
Insp Date: 07/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,900	1000	5,139.	401,900	744,800	744,800	Year End Roll	12/18/2019
2019	101	FV	263,400	1100	5,139.	401,900	666,400	666,400	Year End Roll	1/3/2019
2018	101	FV	270,900	0	5,139.	338,800	609,700	609,700	Year End Roll	12/20/2017
2017	101	FV	270,900	0	5,139.	310,100	581,000	581,000	Year End Roll	1/3/2017
2016	101	FV	270,900	0	5,139.	264,100	535,000	535,000	Year End	1/4/2016
2015	101	FV	255,600	0	5,139.	229,700	485,300	485,300	Year End Roll	12/11/2014
2014	101	FV	255,600	0	5,139.	212,400	468,000	468,000	Year End Roll	12/16/2013
2013	101	FV	255,600	0	5,139.	202,100	457,700	457,700		12/13/2012

!13992!

PRINT: Date 12/11/20 | Time 03:52:43

LAST REV: Date 08/28/18 | Time 14:43:12 | apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13992

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE GERARD B	50266-202		10/25/2007		459,000	No	No		
DOYLE GERARD B	50266-199		10/25/2007	Family	1	No	No		
DOYLE GERARD/ET	26553-518		8/2/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	120648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2011	1509	Manual	5,000	C				rebuild front stai
3/8/2011	124	Redo Bas	15,200					&REDO BATH
4/17/2008	362	New Wind	600			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
10/25/2008	Meas/Inspect	345	PATRIOT
2/29/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5139		Sq. Ft.	Site		0	70.	1.12	7									401,919						401,900	

Total AC/HA: 0.11798 | Total SF/SM: 5139 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,919 | Spl Credit | Total: 401,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34169960
Const Adj.:	0.98990101
Adj $ / SQ:	166.019
Other Features:	74050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419954
Depreciation:	78111
Depreciated Total:	341842

COMMENTS

OF=TOILET IN BMT. FIELDSTONE FOUNDATION W/CONC BLOCK ABOVE GROUND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

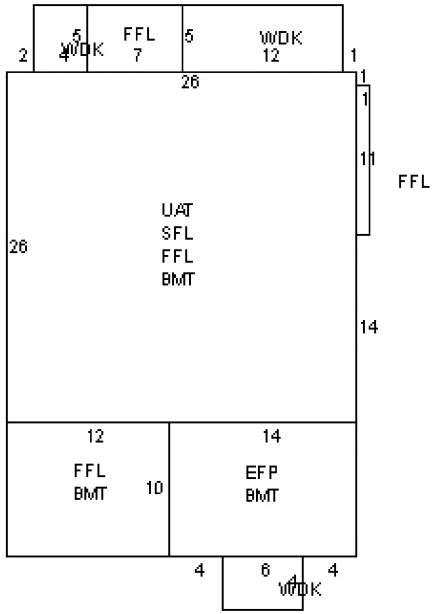
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.02
Special Features:	0	Val/Su Net:	119.22
Final Total:	341800	Val/Su SzAd	225.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	79.690	74,589
FFL	First Floor	842	166.020	139,788
SFL	Second Floor	676	166.020	112,229
UAT	Upper Attic	169	66.410	11,223
EFP	Enclos Porch	140	46.200	6,468
WDK	Deck	104	15.460	1,608

Net Sketched Area:	2,867			Total:	345,905
Size Ad	1518	Gross Are	3374	FinArea	1986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X26	A	AV	2000	3.28	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc